

Before the Board of Supervisors County of Placer, State of California

In the matter of: An Ordinance Amending Chapter
13, Article 13.12 Related to Accessory and Junior
Accessory Dwelling Units

Ordinance No.: 6003-B

The following ordinance was duly passed by the Board of Supervisors of the County of
Placer at a regular meeting held January 28, 2020, by the following vote:

Ayes: WEYGANDT, HOLMES, GUSTAFSON, GORE

Noes: NONE

Absent: UHLER

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, in 2019, the California Legislature passed, and the Governor signed into law, several housing-related bills which went into effect on January 1, 2020; and

WHEREAS, the new state laws amended Government Code sections 65852.1, 65852.2, and 65862.22, which set forth requirements for local ordinances pertaining to accessory and junior accessory dwelling units, including requirements related to sewer connection fees; and

WHEREAS, the following amendments to Chapter 13 of the Placer County Code regarding sewer connection fees and service charges are in conformance with state law; and

WHEREAS, the above action is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines sections 15061(b), 15282(h), 15301, 15303 and 15305; and

WHEREAS, the public hearing to consider adoption of this ordinance was noticed in compliance with State law and the Placer County Code.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ORDAINS AS FOLLOWS:

SECTION 1. Chapter 13, Article 13.12, Sections 13.12.010, 13.12.240, 13.12.250, and 13.12.270 of the Placer County Code are amended as follows:

13.12.010 Definitions.

"Accessory Dwelling Unit" and "Junior Accessory Dwelling Unit" have the same meanings as defined in the California Government Code.

13.12.240 Charges.

D. For the purpose of calculating the amount of the connection fee and the sewer service charge for a property, except for properties within sewer maintenance district No. 2, sewer maintenance district No. 3, and county service area No. 28, zone of benefit Nos. 2-3A and 55, the quantity of sewage flow from the various types of establishments shall be conclusively presumed to be as follows:

1. Residential Facilities.
 - a. Single-family dwelling (SFD)—1 EDU.
 - b. Duplex (per living unit)—0.771 EDUs.
 - c. Multiple-family housing (per living unit)—0.714 EDUs.
 - d. Mobile home park (per space)—0.714 EDUs.
 - e. Active adult residential (per SFD)—0.714 EDUs.
 - f. Hotel/motel per living unit with kitchen—1.0 EDUs
 - g. Hotel/motel per living unit without kitchen—0.5 EDUs
 - h. Accessory dwelling unit—0.714 EDUs**
2. Commercial/Industrial Business Use—Low Strength/Low Quantity. Strength less than three hundred (300) mg/l BOD and/or suspended solids, and quantity of less than twenty-five thousand (25,000) gallons per day.
 - a. Low density—one EDU per six thousand (6,000) square feet or fraction thereof:
 - i. Warehouses.
 - ii. Churches or meeting hall without kitchen.
 - iii. Low usage retail, e.g., hardware, appliance, furniture.
 - b. Medium density—one EDU per three thousand (3,000) square feet or fraction thereof:
 - i. Theaters.
 - ii. Offices.
 - iii. Auditoriums, halls, churches with kitchens, and lodges.
 - iv. Retail stores.

- v. Schools (without cafeterias or gymnasiums).
- vi. Banks and financial offices.
- vii. Bowling/entertainment centers (without kitchens).
- c. High density—one EDU per one thousand five hundred (1,500) square feet or fraction thereof:
 - i. Barber/beauty shops (with sinks).
 - ii. Bars, coffee shops, ice cream/yogurt shops, delis, etc., that do not have cooking facilities.
 - iii. Medical/dental offices.
 - iv. Schools (with cafeterias or gymnasiums).
 - v. Service stations.
 - vi. Sports/fitness centers.
 - vii. Seasonal, uncovered outdoor seating.
- d. Special Commercial Uses.
 - i. Carwashes per automatic washing stall—8.0 EDUs.
 - ii. Carwashes per self-service stall—2.0 EDUs.
 - iii. Laundromats per washing machine—0.67 EDUs.
 - iv. Markets (without disposal)—one EDU per one thousand five hundred (1,500) square feet or fraction.
 - v. Markets (with disposals)—one EDU per five hundred (500) square feet or fraction.
 - vi. Restaurants, bakeries, cafés—one EDU per five hundred (500) square feet or fraction.
 - vii. Year round outdoor seating—one EDU per five hundred (500) square feet or fraction.
 - viii. Mortuaries—one EDU per five hundred (500) square feet or fraction.
 - ix. Hospitals per bed—0.5 EDUs.
 - x. Rest home per bed—0.33 EDUs.
 - xi. Convalescent hospital per bed—0.33 EDUs.
 - xii. Memory care facility per bed—0.33 EDUs.
- e. Other commercial or industrial uses, based upon study by the engineer.
- 3. Commercial or Industrial Users—Low-Strength High-Quantity. Strength less than three hundred (300) mg/l BOD and/or suspended solids (SS), and quantity greater than or equal to twenty-five thousand (25,000) gallons per day:
 - a. For incremental discharges from twenty-five thousand (25,000) to seventy-five thousand (75,000) gpd: $\text{gpd}/325 = \text{EDUs}$.
 - b. For incremental discharges over seventy-five thousand (75,000) gpd: $\text{gpd}/400 = \text{EDUs}$.
- 4. Commercial or Industrial—High Strength. Strength greater than three hundred (300) mg/l BOD and/or suspended solids, and/or requiring either special handling or treatment:
 - a. Calculation of EDUs shall be as follows: $\text{EDUs} = (\text{gpd}/215) \times (0.61 + (\text{BOD}/300)) \times 0.22 + (\text{SS}/200) \times 0.17 + \text{special treatment or handling costs}$
- 5. General Regulations.
 - a. For billing purposes, one equivalent dwelling unit is equal to two hundred fifteen (215) gallons per day (1 EDU = 215 gpd).
 - b. Not less than one EDU per building (shall not apply to residential facilities).
 - c. Special provisions can be made within each category where, in the judgment of the engineer, application of ordinance produces inequities or irregularities requiring revision. Prescribed connection charges apply only to the particular uses listed. Where multiple uses, within the meaning of the connection charge ordinance contained in the same structure, the engineer will determine and allocate the respective square footage dedicated to each use, and will determine a composite connection charge composed of the respective connection charges for each such use.
 - d. Classification of shell buildings having no use when connecting to the sewage system shall be determined based on the judgment of the engineer based on building permit data, applicable zoning, and plans of the developer. Subsequent modifications to such buildings may result in reclassification and the assessment of additional incremental charges. No refunding of

previously paid connection charges will be made where modifications are made to any structure which places it in a classification with a lower connection charge rate.

e. The engineer may require additional documentation, procedures, tests, or studies to appropriately classify the connection fees. Such requirements may include, but are not limited to, flow monitoring, flow equalization, installation of flow controls, special treatment, and specific discharge permitting.

H. For the purpose of calculating the amount of the connection fee and the sewer service charge for a property within sewer maintenance district No. 2, sewer maintenance district No. 3, and county service area No. 28, zones of benefit Nos. 2-3A, 173, and 55, the quantity of sewage flow from the various types of establishments shall be conclusively presumed to be as set forth in Section 14.16.100 of the Roseville City Code, as adjusted from time to time by the City of Roseville, which regulations are incorporated by reference into this article, unless the established quantities of sewage flow are in conflict with state law as it relates to accessory or junior accessory dwelling units. A copy of the referenced provisions of the Roseville City Code shall be kept available for public inspection by the director and in the office of the clerk of the board of supervisors.

I. Properties with accessory dwelling units will be subject to a sewer service charge for both the primary dwelling unit and accessory dwelling unit. The sewer service charge for each unit will be computed as set forth in Section 13.12.350 and collected as a single combined charge as provided in Section 13.12.290. Junior accessory dwelling units are not subject to a sewer service charge.

13.12.250 Inspection—Permit Fee.

A. All applicants for a sewer connection shall pay, in addition to the applicable connection charges, an inspection permit fee in accordance with the ordinance established for each district.

B. The inspection fee for the construction of public sewers shall be as set forth in the subdivision ordinance, Chapter 16, of the Placer County Code.

C. All applicants for a sewer connection to a district maintained low pressure sewer line shall pay an additional inspection permit fee along with that fee noted in subsection A of this section. The new fee shall be in accordance with Section 13.12.420(E).

D. Exemption for Deed-Restricted Accessory Dwelling Units. Accessory dwelling units that are deed-restricted for affordability as provided under Placer County Code, Chapter 17, Article 17.56, Section 17.56.200, are exempt from inspection-permit fees under this section.

13.12.270 Connection Fee.

The owners of property proposed to be connected to county public sewers shall pay a connection fee before the property is connected. Except as provided in subsection J of this section, the owners of any property already connected to county public sewer shall pay an additional connection fee before any existing use of the property is expanded or changed to a different use or the wastewater flow from such property increases in quantity or strength.

G. Except as provided in subsection J of this section, fees for multiple connections on the same parcel shall be computed in the following manner:

1. The fee for the first connection shall be determined under the provisions of Section 13.12.240.

2. Fees for subsequent connections shall be determined by Section 13.12.240; however, the total flow in equivalent dwelling units shall be reduced by that paid for by previous connection fees and there shall be no minimum connection fee.

J. Connection Fees for Accessory and Junior Accessory Dwelling Units. Junior accessory dwelling units are not subject to connection fees. Property owners are not required to pay a connection fee for an accessory dwelling unit that does not require a new or separate connection. For accessory dwelling units that require a new or separate connection from the primary dwelling, a connection fee will be computed as set forth in subsection G. Nothing in this section imposes a requirement for a new or separate connection, unless otherwise provided for or required in the Placer County Code.

SECTION 2. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code section 25124.